

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE AMENDING  
ORDINANCE 623, ZONING  
DISTRICTS OF THE CITY OF  
O’FALLON, ILLINOIS  
(DEVELOPMENT KNOWN AS  
“DOMINO’S RETAIL CENTER”) TO  
BE LOCATED ON PARCEL NUMBER  
04-32.0-102-031 AT 304 EAST  
HIGHWAY 50**

**WHEREAS**, the applicant, Mark Ratterman of MBR Management, has filed an application requesting approval of a planned use rezoning to authorize the a proposed 3,300 square foot retail center, to include two tenants (Domino’s and a future retailer) located at 304 East Highway 50 in O’Fallon; and

**WHEREAS**, the applicant has filed an application with the City of O’Fallon, Illinois pursuant to the requirements of all applicable laws, including City Ordinance 3471, “Planned Uses”; and

**WHEREAS**, the Planning Commission of the City of O’Fallon, Illinois held a public hearing on January 28, 2014, in accordance with state statute, and recommended to approve the petitioner’s request to obtain a B-1(P) Planned Community Business District zoning for the property with a vote of 7 ayes to 0 nay as outlined in the adopted Planning Commission Report, attached hereto and declared to be an inseparable part hereof (Exhibit A); and

**WHEREAS**, on February 10, 2014 the Community Development Committee of the City Council reviewed the rezoning and recommended approval with a vote of 6 ayes to 0 nays.

**NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY  
COUNCIL OF THE CITY OF O’FALLON, ST. CLAIR COUNTY, ILLINOIS AS  
FOLLOWS:**

**Section 1.** That upon the effective date of this Ordinance, the described property, known as “Domino’s Retail Center”, be henceforth classified as zoning district B-1(P) Planned Community Business District, with the following conditions:

1. Staff supports the petitioner’s request to design the site to meet the parking ratio of 1 space per each 2 seats plus 2 spaces for every 3 employees.
2. A variance is granted to allow a reduction from 8 stacking spaces to 3 stacking spaces for the Domino’s site.
3. A variance is granted to allow a reduction in the width of the required 7 foot wide landscape planting strip along the east, south and west property lines.

4. A variance is granted to allow a reduction in the size of landscape islands from 120 square feet to 100 square feet and only one tree.
5. A cross-access easement must be provided along the northeast and southeast corners of the Domino's site to the adjacent animal hospital.
6. The planned use approval is for Domino's and one retail/office use only. The pick-up window and drive-thru is authorized only for the Domino's use. Any future use that would utilize the pick-up window would need to be re-approved by the City.

**Section 2.** A Certified Copy of this ordinance, with all referenced attachments, shall be filed with the City Clerk's office of the City of O'Fallon, Illinois.

Upon its passage and approval, this Ordinance shall be in full force and effect ten (10) days after its publication in pamphlet form as required by law.

Passed by the City Council this \_\_\_\_\_ day of \_\_\_\_\_ 2014.

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ATTEST: Approved by the Mayor this \_\_\_\_\_ day  
(seal) of \_\_\_\_\_ 2014.

\_\_\_\_\_  
Philip A. Goodwin, City Clerk

\_\_\_\_\_  
Gary L. Graham, Mayor

<b>ROLL CALL:</b>	McCoskey	Meile	True	Albrecht	Mouser	Hagarty	Drolet, J.	<b>SUB TOTALS</b>
Aye								
Nay								
Absent								

<b>ROLL CALL:</b>	Roach	Bennett	Cardona	Hursey	Holden	Cozad	Gerrish	<b>SUB TOTALS</b>	<b>SUM OF TOTALS</b>
Aye									
Nay									
Absent									